



MIAMI-DADE COUNTY, FLORIDA  
METRO-DADE FLAGLER BUILDING

UNSAFE STRUCTURES BOARD

SUITE 1603

140 WEST FLAGLER STREET

(305) 375-2901

*Chairperson*

James Cueva

*Vice-Chairperson*

Gordon Loader

*Members*

Emile P. Amedee  
Kevin Deeb  
Benjamin S. Essein  
Alberto Milian  
Carlos A. Naumann  
Abel Ramirez  
James Starkweather  
Jose Vera

*Staff*

Michael Goolsby  
Kathy Charles  
Yvonne Bell  
Latisha Byrd

*Secretary*

Herminio F. Gonzalez, P.E.

**To: Building Officials, Construction Industry and Interested Parties**

**From: Herminio F. Gonzalez, P.E., Secretary**

**Date: January 12th, 2005**

A meeting of the **Unsafe Structures Board** has been scheduled and will be held as follows:

**Date: January 19th, 2005 - Wednesday**

**Time: 1:00 P.M.**

**Place: Metro-Dade Flagler Building  
140 W. Flagler Street  
16<sup>th</sup> Floor, Conference Room No. 1605  
Miami, Florida 33130**

**AGENDA**

**TIME**

**Old Business:**

1. Status Report: (Turner Gilford Knight) – 7000 NW 41 Street

**New Business:**

1. Minutes of the December 15th, 2004 USSB Hearing
2. Consolidation of agreements, withdrawals, deferrals and uncontested cases
3. Heard Cases

**Unincorporated Miami-Dade County: (21)**

31500 SW 187 Avenue	7100 NW 36 Avenue	5351 NW 27 Avenue, #01 (Withdrawn)
5202 NW 24 Place	5330 SW 114 Court	18621 SW 97 Court
1826 NW 85 Street	1020 SW 69 Avenue	4444 NW 22 Court
3095 NW 26 Street	10521 SW 204 Terrace	2640 NW 79 Street
7610 NW 23 Avenue	2379 NW 77 Terrace	1820 NW 63 Street
10821 NW 63 Street	50 SW 124 Avenue	3235 NW 37 Street
26141 SW 125 Avenue	414 NW 81 Street	11530 SW 178 Terrace

**City of Miami: (9)**

51 SW 22 Road	58 NE 53 Street	235 NW 53 Street
4615 North Miami Avenue	6326 NE Miami Place	186 NW 13 Street
1058-60 NW 55 Street A/K/A	1060 NW 55 Street	
6320-22 NW 1 Place A/K/A	6320 NW 1 Place	
90-102 NE 24 Street A/K/A	100 NE 24 Street	

**City of Miami Beach: (2)**

900 Collins Avenue	2800 Collins Avenue
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Pursuant to F.S. 286.0105, any person who decides to appeal any decision made by the Unsafe Structures Board with respect to any matter considered at its meeting or hearing will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. This document is available in alternative format by calling Kathy Charles, Executive Assistant to the Director, at (305) 375-2901 to request the information. "Multiple members of individual community councils may be present."

**BOARD MEMBERS:**

Please contact **Latisha Byrd**, Recording Secretary, at (305) 375-2579 to  
CONFIRM YOUR ATTENDANCE and/or availability.



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METRO-DADE FLAGLER BUILDING

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Latisha Byrd

**Secretary**

Herminio F. Gonzalez, P.E.

**To: Building Officials, Construction Industry and Interested Parties**

**From: Herminio F. Gonzalez, P.E., Secretary**

**Date: February 9<sup>th</sup>, 2005**

A meeting of the **Unsafe Structures Board** has been scheduled and will be held as follows:

**Date: February 16<sup>th</sup>, 2005 - Wednesday**

**Time: 1:00 P.M.**

**Place: Metro-Dade Flagler Building  
140 W. Flagler Street  
16<sup>th</sup> Floor, Conference Room No. 1605  
Miami, Florida 33130**

**AGENDA**

**TIME**

**Old Business:**

1. Status Report: BV04000959 – 900 Collins Avenue
1. Status Update: DC200318999 – 5461 NW 179 Terrace

**New Business:**

1. Minutes of the January 19<sup>th</sup>, 2005 USSB Hearing
2. Consolidation of agreements, withdrawals, deferrals and uncontested cases
3. Heard Cases

**Unincorporated Miami-Dade County: (19)**

9600 Bird Road, #01	1401 NW 103 Street, #02 (Withdrawn)	3802 SW 144 Place
2918 NW 93 Street	5710 NW 115 Street	7276-80 NW 58 Street
2264 NW 63 Street	10791 N. Kendall Drive	10360 SW 175 Street
10705 SW 59 Terrace	18691 NW 55 Avenue	14235 SW 177 Street
17010 SW 120 Court	425 SW 129 Avenue	1836 NW 85 Street
22355-57 SW 119 Avenue	237 NW 80 Street	6925 NW 30 Avenue
13700 SW 147 Circle Lane, #03		

**City of Miami: (4)**

140 NW 60 Street	170 NW 57 Street	1531 NW 62 Terrace
1359 NW 23 Street AKA 1365 NW 23 Street		

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**BOARD MEMBERS:**

Please contact **Latisha Byrd**, Recording Secretary, at (305) 375-2901 Ext. 93607 to  
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Latisha Byrd

*Secretary*

Herminio F. Gonzalez, P.E.

**To: Building Officials, Construction Industry and Interested Parties**

**From: Herminio F. Gonzalez, P.E., Secretary**

**Date: March 9<sup>th</sup>, 2005**

A meeting of the **Unsafe Structures Board** has been scheduled and will be held as follows:

**Date: March 16<sup>th</sup>, 2005 - Wednesday**

**Time: 1:00 P.M.**

**Place: Metro-Dade Flagler Building  
140 W. Flagler Street  
16<sup>th</sup> Floor, Conference Room No. 1605  
Miami, Florida 33130**

**AGENDA**

**TIME**

**Old Business:**

1. Status Report: BV04001067 - 2800 Collins Avenue
2. Status Review: DC200318999 - 5461 NW 179 Terrace
3. Status Review: DC200316210 - 10429 NW 33 Avenue

**New Business:**

1. Minutes of the February 16<sup>th</sup>, 2005 USSB Hearing
2. Consolidation of agreements, withdrawals, deferrals and uncontested cases
3. Heard Cases

**Unincorporated Miami-Dade County: (24)**

13380 SW 2 Terrace	2918 NW 93 Street	14601 NW 13 Court
305 NE 116 Street	12520 NW 22 Court	2905 SW 108 Place
35680 SW 188 Avenue	595 SW 124 Avenue (Withdrawn)	18601 SW 97 Avenue
15553 SW 41 Terrace	9880 SW 68 Street (Withdrawn)	3700 NW 27 Avenue
1841 SW 93 Place	8050 NW Miami Court	12211 SW 28 Street
7900 NW 171 Street	19001 NE 14 Avenue	301 NW 109 Avenue
681 NE 172 Terrace	2258 NW 58 Street	200 NE 112 Street, #01
9420 SW 56 Street, #01 (Withdrawn)	5461 NW 179 Terrace (Review)	10429 NW 33 Avenue (Review)

**City of Miami: (3)**

228 NE 61 Street                      6324 NW 11 Avenue  
240 NE 61 Street AKA 244 NE 61 Street

Pursuant to F.S. 286.0105, any person who decides to appeal any decision made by the Unsafe Structures Board with respect to any matter considered at its meeting or hearing will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. This document is available in alternative format by calling Kathy Charles, BCC Policy, Operations and Board Administration, Building Code Compliance Office, at (305) 375-2901 to request the information. "Multiple members of individual community councils may be present."

**BOARD MEMBERS:**

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METRO-DADE FLAGLER BUILDING

**UNSAFE STRUCTURES BOARD**

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Latisha Byrd

**Secretary**

Herminio F. Gonzalez, P.E.

**To: Building Officials, Construction Industry and Interested Parties**

**From: Herminio F. Gonzalez, P.E., Secretary**

**Date: April 13<sup>th</sup>, 2005**

A meeting of the **Unsafe Structures Board** has been scheduled and will be held as follows:

**Date: April 20<sup>th</sup>, 2005 - Wednesday**

**Time: 1:00 P.M.**

**Place: Metro-Dade Flagler Building**

**140 W. Flagler Street**

**16<sup>th</sup> Floor, Conference Room No. 1605**

**Miami, Florida 33130**

**AGENDA**

**TIME**

**Old Business:**

1. Oral Report: Lakes of Meadow- Condominiums 1-7

**New Business:**

1. Minutes of the February 16<sup>th</sup>, 2005 and March 16<sup>th</sup>, 2005 USSB Hearing
2. Consolidation of agreements, withdrawals, deferrals and uncontested cases
3. Heard Cases

**Unincorporated Miami-Dade County: (24)**

13380 SW 2 Terrace	2918 NW 93 Street	14601 NW 13 Court
305 NE 116 Street	12520 NW 22 Court	2905 SW 108 Place
35680 SW 188 Avenue	595 SW 124 Avenue (Withdrawn)	18601 SW 97 Avenue
15553 SW 41 Terrace	9880 SW 68 Street (Withdrawn)	3700 NW 27 Avenue
1841 SW 93 Place	8050 NW Miami Court	12211 SW 28 Street
7900 NW 171 Street	19001 NE 14 Avenue	301 NW 109 Avenue
681 NE 172 Terrace	2258 NW 58 Street	200 NE 112 Street, #01
9420 SW 56 Street, #01 (Withdrawn)	5461 NW 179 Terrace (Review)	10429 NW 33 Avenue (Review)

**City of Miami: (3)**

228 NE 61 Street 6324 NW 11 Avenue  
240 NE 61 Street AKA 244 NE 61 Street

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**Secretary**  
Herminio F. Gonzalez, P.E.

**To: Building Officials, Construction Industry and Interested Parties**  
**From: Herminio F. Gonzalez, P.E., Secretary**  
**Date: May 11<sup>th</sup>, 2005**

A meeting of the **Unsafe Structures Board** has been scheduled and will be held as follows:

**Date: May 18<sup>th</sup>, 2005 - Wednesday**  
**Time: 1:00 P.M.**  
**Place: Metro-Dade Flagler Building**  
**140 W. Flagler Street**  
**16<sup>th</sup> Floor, Conference Room No. 1605**  
**Miami, Florida 33130**

**AGENDA**

**TIME**

**Old Business:**

1. Status Review: DC200317911U - 7000 NW 41 Street
2. Status Review: DC200424227U - 3271 NW 51 Terrace

**New Business:**

1. Minutes of the April 20<sup>th</sup>, 2005 USSB Hearing
2. Consolidation of agreements, withdrawals, deferrals and uncontested cases
3. Heard Cases

**Unincorporated Miami-Dade County: (34)**

1778 NW 69 Street, 01	16800 NE 14 Avenue, 00	16900 NE 14 Avenue, 01
17000 NE 14 Avenue, 02	17050 NE 14 Avenue, 03	17090 NE 14 Avenue, 04
17001 NE 13 Avenue, 05	16901 NE 13 Avenue, 06	16801 NE 13 Avenue, 07
16701 NE 13 Avenue, 08	1355 NE 167 Street, 09	11502 SW 214 Street
15250 SW 269 Terrace	3325 NE 98 Street	900 NE 88 Street
1251 NE 113 Terrace	7300 NW 58 Street	12062 SW 10 Terrace, B-East
12062 SW 10 Terrace, B-West	2145 NW 62 Street	12740 NW 18 Court
1811 N W69 Street (Withdrawn)	901-921 NE 88 Street	9980 SW 1 Street, C
2047 NW 69 Terrace	11995 SW 222 Street	1854 NW 68 Terrace
2161 2165 NW 63 Street	1864 NW 63 Street	1823 NW 68 Street
242 NW80 Street	2739 NW 44 Street	7000 NW 41 Street
3271 NW 51 Terrace		

**City of Miami: (10)**

55 NE 48 Street	1213 NW 1 Place	1344 NW 7 Court
1336 SW 7 Street	1345 NW 8 Avenue	3756 Washington Avenue
3428 Day Avenue	3457 Elizabeth Street	
3459 Elizabeth St. A/K/A 3457 Elizabeth St.		

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Latisha Byrd

**Secretary**  
Herminio F. Gonzalez, P.E.

**To: Building Officials, Construction Industry and Interested Parties**  
**From: Herminio F. Gonzalez, P.E., Secretary**  
**Date: June 8<sup>th</sup>, 2005**

A meeting of the **Unsafe Structures Board** has been scheduled and will be held as follows:

**Date: June 15<sup>th</sup>, 2005 - Wednesday**  
**Time: 1:00 P.M.**  
**Place: Metro-Dade Flagler Building**  
**140 W. Flagler Street**  
**16<sup>th</sup> Floor, Conference Room No. 1605**  
**Miami, Florida 33130**

**AGENDA**

**TIME**

**Old Business:**

1. Status Review: DCF2003103286U – 6950 NW 41 Street, Bldg. #1
2. Status Review: DCF2003103287U – 6950 NW 41 Street, Bldg. #2
3. Status Review: DCF2003103288U – 6950 NW 41 Street, Bldg. #3
4. Status Review: DCF2003103289U – 6950 NW 41 Street, Bldg. #4
5. Status Review: DCF2003103290U – 6950 NW 41 Street, Bldg. #7
6. Status Review: DC200317911U - 7000 NW 41 Street

**New Business:**

1. Consolidation of agreements, withdrawals, deferrals and uncontested cases
2. Heard Cases

**Unincorporated Miami-Dade County: (26)**

1017 NW 79 Street, #01	9955 Nicaragua Drive	3070 NW 54 Street
6950 NW 41 Street, Bldg. #1	900 NE 88 Street	6051 SW 15 Street
6950 NW 41 Street, Bldg. #2	441 NW 105 Street	901-921 NE 88 Street
6950 NW 41 Street, Bldg. #3	17210 NW 47 Avenue	8750 NW 32 Avenue
6950 NW 41 Street, Bldg. #4	15916 SW 82 Street	7940 SW 141 Avenue
6950 NW 41 Street, Bldg. #7	9720 SW 211 Street	6329 NW 18 Avenue
1726 NW 69 Terrace	7300 SW 87 Avenue	14445 SW 289 Street
11840 SW 170 Terrace	10405 SW 153 Court, #2	11401 SW 42 Street
9143 SW 150 Avenue	12760 Wood Street	

**City of Miami: (7)**

58 NE 53 Street	119 SW 6 Avenue	120 NW 27 Avenue
414 NW 53 Street	1710 NW 68 Street	5629 NE 2 Avenue
7295 NW 1 Court		

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**BOARD MEMBERS:**

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Latisha Byrd

*Secretary*

Herminio F. Gonzalez, P.E.

**To: Building Officials, Construction Industry and Interested Parties**

**From: Herminio F. Gonzalez, P.E., Secretary**

**Date: July 13<sup>th</sup>, 2005**

A meeting of the **Unsafe Structures Board** has been scheduled and will be held as follows:

**Date: July 20<sup>th</sup>, 2005 - Wednesday**

**Time: 1:00 P.M.**

**Place: Metro-Dade Flagler Building  
140 W. Flagler Street  
16<sup>th</sup> Floor, Conference Room No. 1605  
Miami, Florida 33130**

**AGENDA**

**TIME**

**Old Business:**

1. Board Review/Requested by Building Official: DC200317911U - 7000 NW 41 Street

**New Business:**

1. Minutes of the May 18<sup>th</sup>, 2005 and June 15<sup>th</sup>, 2005 USSB Hearing
2. Consolidation of agreements, withdrawals, deferrals and uncontested cases
3. Heard Cases

**Unincorporated Miami-Dade County: (30)**

10301 SW 111 Street	7121 NW 35 Avenue, #01	7323 SW 132 Place
1450 NE 191 Street	6521 SW 20 Street	1840 NW 69 Street
1923 NW 66 Street	20017 SW 123 Drive	1872 NW 69 Street
695 NW 112 Street	12267 SW 218 Street	11900 SW 232 Street
1190 NW 112 Terrace	3327 NW101 Street	26611 SW 138 Court
11706 SW 108 Lane	29930 SW 147 Court	14849 SW 176 Street
1600 SW 126 Place	1280 NW 102 Street	1140 NW 141 Street
1814 NW 68 Terrace	12125 NW 22 Avenue	19311 Christmas Road
6025 NW 25 Avenue	1310 NE 200 Terrace	1383-85 NE 145 Street
1371 NE 145 Street	285 NW 81 Street	7000 NW 41 Street

**City of Miami: (10)**

125 SW 6 Avenue	944 NW 64 Street	1044 NW 66 Street
1171 NW 64 Street	1279 NW 29 Terrace	1420 NW 1 Place
1531 NW 59 Street	1531 NW 62 Terrace	3005 Washington Street
920 NW 2 Avenue A/K/A 914, 916, 918 NW 2 Avenue		

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**BOARD MEMBERS:**

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**Secretary**

Herminio F. Gonzalez, P.E.

**To: Building Officials, Construction Industry and Interested Parties**

**From: Herminio F. Gonzalez, P.E., Secretary**

**Date: September 14<sup>th</sup>, 2005**

A meeting of the **Unsafe Structures Board** has been scheduled and will be held as follows:

**Date: September 21<sup>st</sup>, 2005 - Wednesday**

**Time: 1:00 P.M.**

**Place: Metro-Dade Flagler Building  
140 W. Flagler Street  
16<sup>th</sup> Floor, Conference Room No. 1605  
Miami, Florida 33130**

**AGENDA**

**TIME**

**Old Business:**

1. Deferred: DC200317911U - 7000 NW 41 Street
2. Deferred: DC200503484U -900 NE 88 Street
3. Deferred: DC2005031227U – 1840 NW 69 Street
4. Deferred: DC2005032728U – 10405 SW 153 Court, #2
5. Deferred: DC2005033980U – 1814 NW 68 Terrace

**New Business:**

1. Minutes of the July 20<sup>th</sup>, 2005 USSB Hearing
2. Consolidation of agreements, withdrawals, deferrals and uncontested cases
3. Heard Cases

**Unincorporated Miami-Dade County: (29)**

7000 NW 41 Street	7250 SW 73 Court	7295 NW 64 Street
6705 SW 44 Street	6775 SW 44 Street	900 NE 88 Street
5773 SW 149 Avenue	1840 NW 69 Street	10405 SW 153 Court, #2
237 NW 80 Street	19600 Old Cutler Road	15350 SW 72 Street
13045 SW 2 Terrace	1814 NW 68 Terrace	2145 NW 69 Terrace
410 NW 82 Street	1928 NW 67 Street	23750 SW 122 Avenue
14310 NE 5 Place	1651 NE 144 Street	22545 SW 124 Avenue
6051 SW 109 Court	11500 SW 191 Street	936 NW 106 Avenue Circle
29460 Idaho Road	22535 SW 113 Court	13810 SW 108 Street
2120 NW 88 Street	1400 NE 191 Street	

**City of Miami: (5)**

761 SW 2 Street	1000 NW 58 Street	1825 NW 41 Street
1847 NW 18 Avenue	6955 NW 15 Avenue	

**City of Sweetwater: (2)**

626-646 SW 109 Avenue	11045 SW 5 Street
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**Secretary**  
Herminio F. Gonzalez, P.E.

**To: Building Officials, Construction Industry and Interested Parties**  
**From: Herminio F. Gonzalez, P.E., Secretary**  
**Date: October 12<sup>th</sup>, 2005**

A meeting of the **Unsafe Structures Board** has been scheduled and will be held as follows:

**Date: October 19<sup>th</sup>, 2005 - Wednesday**  
**Time: 1:00 P.M.**  
**Place: Metro-Dade Flagler Building**  
**140 W. Flagler Street**  
**16<sup>th</sup> Floor, Conference Room No. 1605**  
**Miami, Florida 33130**

**AGENDA**

**TIME**

**Old Business:**

1. DC200317911U - 7000 NW 41 Street

**New Business:**

1. Minutes of the September 21<sup>st</sup>, 2005 USSB Hearing
2. Consolidation of agreements, withdrawals, deferrals and uncontested cases
3. Heard Cases
4. **Mandatory Ethics Training**

**Unincorporated Miami-Dade County: (7)**

12198 SW 117 Avenue	13700 SW 147 Circle Lane, 3-5	12400 SW 152 Street, B-8A6
11500 NW 12 Avenue, #2	4426 NW 32 Avenue, #1	400 NW 73 Avenue, #1
2362 NW 95 Street, #1		

Pursuant to F.S. 286.0105, any person who decides to appeal any decision made by the Unsafe Structures Board with respect to any matter considered at its meeting or hearing will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. This document is available in alternative format by calling Kathy Charles, BCC Policy, Operations and Board Administration, Building Code Compliance Office, at (305) 375-2901 to request the information. "Multiple members of individual community councils may be present."

**BOARD MEMBERS:**

Please contact **Latisha Byrd**, Recording Secretary, at (305) 375-4616 to  
CONFIRM YOUR ATTENDANCE and/or availability.



MIAMI-DADE COUNTY, FLORIDA  
METRO-DADE FLAGLER BUILDING

**UNSAFE STRUCTURES BOARD**

SUITE 1603  
140 WEST FLAGLER STREET  
(305) 375-2901

*Chairperson*  
James Cueva

*Vice-Chairperson*  
Gordon Loader

*Members*  
Emile P. Amedee  
Kevin Deeb  
Benjamin S. Essien  
Alberto Milian  
Carlos A. Naumann  
Abel Ramirez  
James Starkweather  
Jose Vera

*Staff*  
Michael Goolsby  
Kathy Charles  
Yvonne Bell  
Latisha Byrd

*Secretary*  
Herminio F. Gonzalez, P.E.

**To: Building Officials, Construction Industry and Interested Parties**  
**From: Herminio F. Gonzalez, P.E., Secretary**  
**Date: November 9<sup>th</sup>, 2005**

A meeting of the **Unsafe Structures Board** has been scheduled and will be held as follows:

**Date: November 16<sup>th</sup>, 2005 - Wednesday**  
**Time: 1:00 P.M.**  
**Place: Metro-Dade Flagler Building**  
**140 W. Flagler Street**  
**16<sup>th</sup> Floor, Conference Room No. 1605**  
**Miami, Florida 33130**

**AGENDA**

**TIME**

**Old Business:**

1. BV04000959 – 900 Collins Avenue – Issuance of Board Order Consistent with Court Ruling

**New Business:**

1. Minutes of the October 19<sup>th</sup>, 2005 USSB Hearing
2. Consolidation of agreements, withdrawals, deferrals and uncontested cases
3. Heard Cases
4. **Mandatory Ethics Training**

**Unincorporated Miami-Dade County: (19)**

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